

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Thomas H. Casey, SBN 138264 Law Office of Thomas H. Casey, Inc. 26400 La Alameda, Suite 210 Mission Viejo, CA 92691 Tel: (949) 766-8787 Fax: (949) 766-9896 TomCasey@tomcaseylaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Thomas H. Casey	FOR COURT USE ONLY
---	--------------------

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

In re:  ARDESHIR FAROKHIRAD, FARIBA FAROKHIRAD,  Debtor(s).	CASE NO.: 8:21-bk-10026-MW CHAPTER: 7  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
--	--

<b>Sale Date:</b> 01/24/2022	<b>Time:</b> 2:00 pm
<b>Location:</b> 411 West Fourth Street, Courtroom 6C	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 01/10/2022

**Description of property to be sold:** Certain real property located at 38 Cielo Azul, Mission Viejo, California  
See Trustee's concurrently filed Motion for approval of Zoom Auction Bidding Procedures for Trustee's Sale of Real Property Located at 38 Cielo Azul, Mission Viejo, CA 92692; Memorandum of Points and Authorities; and Declaration of Chapter 7 Trustee Thomas H. Casey in Support Thereof (Doc 230) ("Bidding Motion"). Auction to take place via Zoom on January 18, 2022 at 2:00 p.m. See Bidding Motion.

**Terms and conditions of sale:** As-is, where-is, no warranties expressed or implied, buyer has no contingencies  
See Bidding Motion; a copy of the Bidding Motion may be obtained by contacting the Law Office of Thomas H. Casey, Attorney for the Chapter 7 Trustee at the address listed above.

**Proposed sale price:** \$ 1,600,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** Initial overbid to exceed original offer by \$10,000.00 and subsequent bids in increments of \$5,000.00; see Bidding Motion for full bidding procedures; deadline for submitting overbids is January 13, 2022 by 5:00 p.m.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: January 24, 2022  
Time: 2:00 p.m.  
Location: Courtroom 6C  
411 West Fourth Street  
Santa Ana, CA 92701

The Zoom auction will take place on January 18, 2022 at 2:00 p.m. and prior to the auction, qualified bidders will receive an email and link to join the live auction. At the sale hearing on January 24, 2022, the Trustee will provide the Court with the results of the auction including the prevailing bidder, backup bidder, if any, and the final purchase price.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Clarence Yoshikane  
1400 Newport Center Drive, Suite 200  
Newport Beach, CA 92660  
Cell: (714) 606-5765  
Email: clarence.yoshikane@gmail.com

Date: 12/17/2021

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**26400 La Alameda, Suite 210, Mission Viejo, CA 92691**

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **December 17, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Anerio V Altman LakeForestBankruptcy@jubileebk.net, lakeforestpacer@gmail.com
- Shraddha Bharatia notices@becket-lee.com
- Thomas H Casey kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey (TR) msilva@tomcaseylaw.com, thc@trustesolutions.net
- Timothy Krantz krantzlaw@pacbell.net
- Elizabeth A Lombard elombard@zwickerpc.com, bknotices@zwickerpc.com
- Stephen A Madoni steve@madonilaw.com, nathally@madonilaw.com
- Kirsten Martinez Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
- Ambrish B Patel apatelEI@americaninfosource.com
- Daren M Schlechter daren@schlechterlaw.com, assistant@schlechterlaw.com
- Andrew Edward Smyth office@smythlo.com
- Stephen S Smyth office@smythlo.com; r58723@notify.bestcase.com
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Katie Irene Wolff katie.wolff@bofa.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) **December 17, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*), I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 17, 2021

Date

Kathy Driggers

Printed Name

Signature

**SERVED BY US MAIL:****Interested Party**

United States Bankruptcy Court  
Attn: Hon. Mark S. Wallace  
411 West Fourth Street, Suite  
6135  
Santa Ana, CA 92701-4593

**Debtor**

Ardeshir Farokhirad  
38 Cielo Azul  
Mission Viejo, CA 92692-7903

Ardeshir Farokhirad  
776 Vinator Street  
Las Vegas, NV 89138

Fariba Farokhirad  
38 Cielo Azul  
Mission Viejo, CA 92692-7903

Fariba Farokhirad  
776 Vinator Street  
Las Vegas, NV 89138

**Debtor Counsel**

Andrew E. Smyth  
Andrew Smyth Law  
4929 Wilshire Blvd., Suite 690  
Los Angeles, CA 90010

**Request for Special Notice**

Attn: BMW Financial Services NA,  
LLC Department  
AIS Portfolio Services, LP  
Account: XXXXXX8181  
4515 N. Santa Fe Avenue, Dept.  
APS  
Oklahoma City, OK 73118

**Interested Parties**

Bolzano, LLC  
Attn: Managing Member  
38 Cielo Azul  
Mission Viejo, CA 92692

Bolzano, LLC  
Attn: Registered Agent  
Registered Agents, Inc.  
30 N. Gould Street, Suite R  
Sheridan, WY 82801

**Real Estate Co-Agents**

Clarence Yoshikane  
Berkshire Hathaway  
HomeServices California  
Properties  
1400 Newport Center Dr., #200  
Newport Beach, CA 92660

Ken Harter  
The Harter Group  
21 Heliotrope  
Lake Forest, CA 92630

**Real Estate Agent for Proposed Buyer**

Wida Rahimi  
Evergreen Realty  
26840 Aliso Viejo Parkway, Suite  
120  
Aliso Viejo, CA 92656

**Trust Deed Holders**

Bank of America  
P.O. Box 31785  
Tampa, FL 33631-3785

North American Savings  
903 E. 104<sup>th</sup> Street, #400  
Kansas City, MO 64131

Dawood & Dawood  
c/o A. Nathan Dawood  
500 N. State College Blvd., #1100  
Orange, CA 92868

Dawood & Company  
P.O. Box 393  
Irvine, CA 92650

Eagle Home Mortgage, LLC  
Secondary Marketing Ops  
15550 Lightwave Drive, Suite 200  
Clearwater, FL 33760

Eagle Home Mortgage of  
California  
391 N. Main Street, Suite 200  
Corona, CA 92800

**Taxing Authorities**

Internal Revenue Service  
Centralized Insolvency Operation  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Employment Development  
Department  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

**Treasurer – Tax Collector**

County of Orange  
P.O. Box 4515  
Santa Ana, CA 92702-4515  
Attn: Bankruptcy Unit

**Creditors**

~~630 S. Grand Ave, LLC~~  
~~630 S. Grand Avenue~~  
~~Glendora, CA 91740-4176~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

Alliant Capital Management – HDH  
c/o Weinstein & Riley, PS  
2001 Western Avenue, Suite 400  
Seattle, WA 98121

American Express National Bank  
c/o Zwicker & Associates, PC  
80 Minuteman Road  
P.O. Box 9043  
Andover, MA 01810-0943

American Express National Bank  
c/o Zwicker & Associates, PC  
P.O. Box 9043  
Andover, MA 01810-1041

American Express National Bank  
c/o Becket & Lee LLP  
P.O. Box 3001  
Malvern, PA 19355-0701

Anitra Walker  
12 Powder Springs Street, Suite  
240  
Marietta, GA 30064-7205

Bank of America, N.A.  
16001 N Dallas Parkway  
Addison, TX 75001-3311

Bank of America  
P.O. Box 31785  
Tampa, FL 33631-3785

Bank of America, N.A.  
P.O. Box 982284  
El Paso, TX 79998-2238

BMW Financial Services NA, LLC  
c/o AIS Portfolio Services, LP  
4515 N. Santa Fe Ave., Dept. APS  
Oklahoma City, OK 73118-7901

BMW Financial  
P.O. Box 78066  
Phoenix, AZ 85062-8066

BMW Financial Services  
Attn: Customer Account  
5550 Britton Parkway  
Hilliard, OH 43026-7456

California Produce  
1736 E. Plaza Blvd.  
National City, CA 91950-3725

Capehart Scatchard  
8000 Midlantic Drive, #300S  
Mount Laurel, NJ 08054-1543

Capital Management Services  
689 ½ South Ogden Street  
Buffalo, NY 14206

Cavalry Portfolio Services  
P.O. Box 520  
Valhalla, NY 10595-0520

Cavalry SPV I, LLC  
500 Summit Lake Drive, Suite 400  
Valhalla, NY 10595

Citibank, N.A.  
5800 S. Corporate Place  
Sioux Falls, SD 57108-5027

Complete Business Solutions  
Group, Inc.  
20 N. 3rd Street  
Philadelphia, PA 19016

Dawood & Company  
P.O. Box 393  
Irvine, CA 92650

~~Diamond Bar Hills Holding, LLC  
21667 Casino Ridge Road  
Yerba Linda, CA 92887-1205  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

The Irvine Company  
c/o Ernie Zachary Park, Esq.  
Bewley, Lassleben & Miller, LLP  
13215 E. Penn Street, Suite 510  
Whittier, CA 90602-1797

~~FIAMMA, Inc.  
21667 Casino Ridge Road  
Yerba Linda, CA 92887-1205  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

Fletcher Jones Motor Cars, Inc.  
3300 Jamboree Road  
Newport Beach, CA 92660-8528

Hahn Fife & Company, LLP  
790 E. Colorado Blvd., 9th Floor  
Pasadena, CA 91101-2193

Individual Foodservice  
5496 Lindbergh Lane  
Bell Gardens, CA 90201-6409

Ingardia Bros  
700 S. Hathaway Street  
Santa Ana, CA 92705-4126

Internal Revenue Service  
Centralized Insolvency Operation  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660-7010

Jack Corbitt Lundstedt Jr.  
655 Buttercup Trce  
Alpharetta, GA 30022-5199

JPMorgan Chase Bank, N.A.  
s/b/m/t Chase Bank USA, N.A.  
Robertson, Anschutz & Schneid,  
P.L.  
6409 Congress Avenue, Suite 100  
Boca Raton, FL 33487

~~Krave Kobe Burger Grill, Inc.  
21133 Newport Coast Drive  
Newport Coast, CA 92657-1122  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

~~Krave Kobe Franchising, LLC  
21667 Casino Ridge Road  
Yerba Linda, CA 92887-1205  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender~~

Law Office of Timothy Krantz  
2082 Michelson Drive, #212  
Irvine, CA 92612-1213

Law Offices of Gary Bemis  
12155 Magnolia Avenue, #9B  
Riverside, CA 92503-4905

Law Offices of Gary Sherman  
21112 Ventura Blvd.  
Woodland Hills, CA 91364-2103

Lexus Financial  
P.O. Box 15012  
Chandler, AZ 85244

LVNV Funding, LLC  
c/o Resurgent Capital Services  
P.O. Box 10587  
Greenville, SC 29603-0587

~~Masai Law  
235 E. Broadway  
Long Beach, CA 90802-3162  
Insufficient Address  
Unable to Forward  
Return to Sender~~

Masai Law  
235 E. Broadway, Floor 8, Suite D  
Long Beach, CA 90802

Melrose Baking Company  
10603 Painter Avenue  
Santa Fe Springs, CA 90670-4029

Nathan Dawood  
500 North State College Blvd.,  
#1100  
Orange, CA 92868-1625

North American Savings  
903 E. 104th Street, #400  
Kansas City, MO 64131-3452

OnDeck Financial  
1400 Broadway  
New York, NY 10018-5300

On Deck Capital, Inc., Assignee of  
Celtic Bank  
12 Powder Springs Street, Suite  
240  
Marietta, GA 30064

~~Par Funding~~  
~~2000 PGA Blvd., #440~~  
~~North Palm Beach, FL 33408-2722~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

~~Par Funding~~  
~~20900 NE 30th Avenue~~  
~~Miami, FL 33180~~  
Insufficient Address  
Unable to Forward/RTS

Perrin Bernard Supowitz, LLC  
5496 Lindbergh Lane  
Bell Gardens, CA 90201-6409

Perrin Bernard Supowitz, LLC  
c/o Law Offices of Gary S.  
Sherman, APC  
21112 Ventura Blvd.  
Woodland Hills, CA 91364

PYOD, LLC  
c/o Resurgent Capital Services  
P.O. Box 19008  
Greenville, SC 29602

Ramon Carrillo  
Law Office of Stephen Madoni  
1151 Dove Street, Suite 235  
Newport Beach, CA 92660-2806

Ramon Carrillo  
400 S. Sunkist Street, #27  
Anaheim, CA 92806-4267

~~Solomon Bakery~~  
~~23016 Del Lago Drive~~  
~~Laguna Hills, CA 92653-1322~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

Swift Financial Corporation  
3505 Silverside Road  
Wilmington, DE 19810-4905

Swift Financial, LLC  
c/o Law Office of Daren M.  
Schlechter  
1925 Century Park East, Suite  
1180  
Los Angeles, CA 90067-2703

Sysco Food Systems  
1390 Enclave Parkway  
Houston, TX 77077-2025

TBF Financial LLC  
740 Waukegan Road, Suite 404  
Deerfield, IL 60015-5505

~~The Krave Kobe Burger Grill~~  
~~21667 Casino Ridge Road~~  
~~Yorba Linda, CA 92887-1205~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

~~Total Grill, LLC~~  
~~21667 Casino Ridge Road~~  
~~Yorba Linda, CA 92887-1205~~  
Not Deliverable as Addressed  
Unable to Forward  
Return to Sender

Toyota Motor Credit Corporation  
P.O. Box 8026  
Cedar Rapids, IA 54208-8026

Toyota Lease Trust, as serviced by  
Toyota Motors  
3160 Crow Canyon Place, Suite  
215  
San Ramon, CA 94583-1110

US Department of the Treasury  
Bureau of the Fiscal Service  
P.O. Box 1686  
Birmingham, AL 35201-1686

US Foods  
9399 West Higgins Road, #100  
Des Plaines, IL 60018-4910

Wayne Distributor  
5030 Gifford Avenue  
Los Angeles, CA 90058-2726

Wayne Distribution Center  
c/o Law Offices of Gary S.  
Sherman, APC  
21112 Ventura Blvd.  
Woodland Hills, CA 91364

Wells Fargo Bank, N.A.  
Small Business Lending Division  
P.O. Box 29482 MAC S4101-08C  
Phoenix, AZ 85038

Wells Fargo Bank, N.A.  
435 Ford Road, Suite 300  
St. Louis Park, MN 55426-1063

Wells Fargo Bank, N.A.  
Wells Fargo Card Services  
P.O. Box 10438, MAC F8235-02F  
Des Moines, IA 50306-0438

Wordwide Produce  
P.O. Box 54399  
Los Angeles, CA 90054-0399

Young's Market Company  
14402 Franklin Avenue  
Tustin, CA 92780-7013

#### Interested Parties

Nima Farokhirad  
4700 Goal Street  
Bakersfield, CA 93312

Tom Polis  
Polis & Associates, APLC  
19800 MacArthur Blvd., Suite 1000  
Irvine, CA 92612-2433

Niven Farokhirad  
38 Cielo Azul  
Mission Viejo, CA 92692-7903